



GRASSROOTS

REALTY GROUP

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**39 Highlands Terrace
Bragg Creek, Alberta**

MLS # A2303273



\$1,599,900

Division:	The Highlands		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,408 sq.ft.	Age:	1997 (29 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Triple Garage Attached		
Lot Size:	4.00 Acres		
Lot Feat:	Many Trees, No Back Lane, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Elevator, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Wet Bar, Wood Windows

Inclusions: Starlink Equipment; Pool Table; Wall Unit in Living Room; Dining Room Table and Furniture

Set on 4.00 acres of mature trees in The Highlands of West Bragg Creek, this walkout bungalow offers a balance of space, functionality, and a quiet rural setting just minutes from the hamlet. With over 2,400 square feet above grade and a fully developed lower level, the home features five bedrooms and 3.1 bathrooms, with a layout that supports both day-to-day living and hosting family and guests . The main floor includes three bedrooms, a formal dining room, private office, and a spacious living area anchored by oak hardwood flooring and large windows that connect the home to its natural surroundings. The kitchen has been updated and provides ample storage and workspace with an island the size of, well, an island! It transitions into a breakfast nook and out to a large deck with glass railing—an ideal spot to take in the natural beauty and seasonal creek. Neutral paint throughout creates a cohesive, move-in ready feel, while Hunter Douglas honeycomb blinds add both style and efficiency. The primary suite includes an updated ensuite with in-floor heat and a curb-less shower, designed with comfort and accessibility in mind. An elevator lift connects the garage, main level, and walkout basement, offering flexibility for a variety of living needs. The lower level includes a large recreation space with a games area, a pool table (included), two additional bedrooms, and a second office that could also function as a bedroom. Practical upgrades include two newer furnaces. water filtration and reverse osmosis systems all within the past 7 years. The home is serviced by a well and septic system that has been maintained to ensure proper functioning. For those needing workspace or storage, the property is well equipped with a heated attached triple garage with high ceilings and room for car-lifts, a heated detached double garage/shop, and an RV parking

port with electrical service. A lawn tractor with snow blower and mower attachments is also included, supporting year-round property maintenance. Beyond the property, the location offers direct access, within walking distance to some of Alberta's most sought-after outdoor amenities. Trails in nearby Kananaskis Country and West Bragg Creek provide year-round opportunities for hiking, cross-country skiing, and mountain biking. The hamlet of Bragg Creek offers a range of local shops, restaurants, and services, along with a strong sense of community, all within a short drive. Calgary's west edge is also accessible for commuting or additional amenities. This is a property that combines functional acreage living with access to both nature and nearby services, in one of the more established and desirable areas west of the city.